



## 475 BEDFORD STREET PSDUP

PLANNING BOARD PRESENTATION #3 | 02.23.2022



ARCHITECTURE | PLANNING  
INTERIOR DESIGN | VDC  
BRANDED ENVIRONMENTS



## PREVIOUS MASSING 02/02/2022 | VIEW FROM BEDFORD STREET



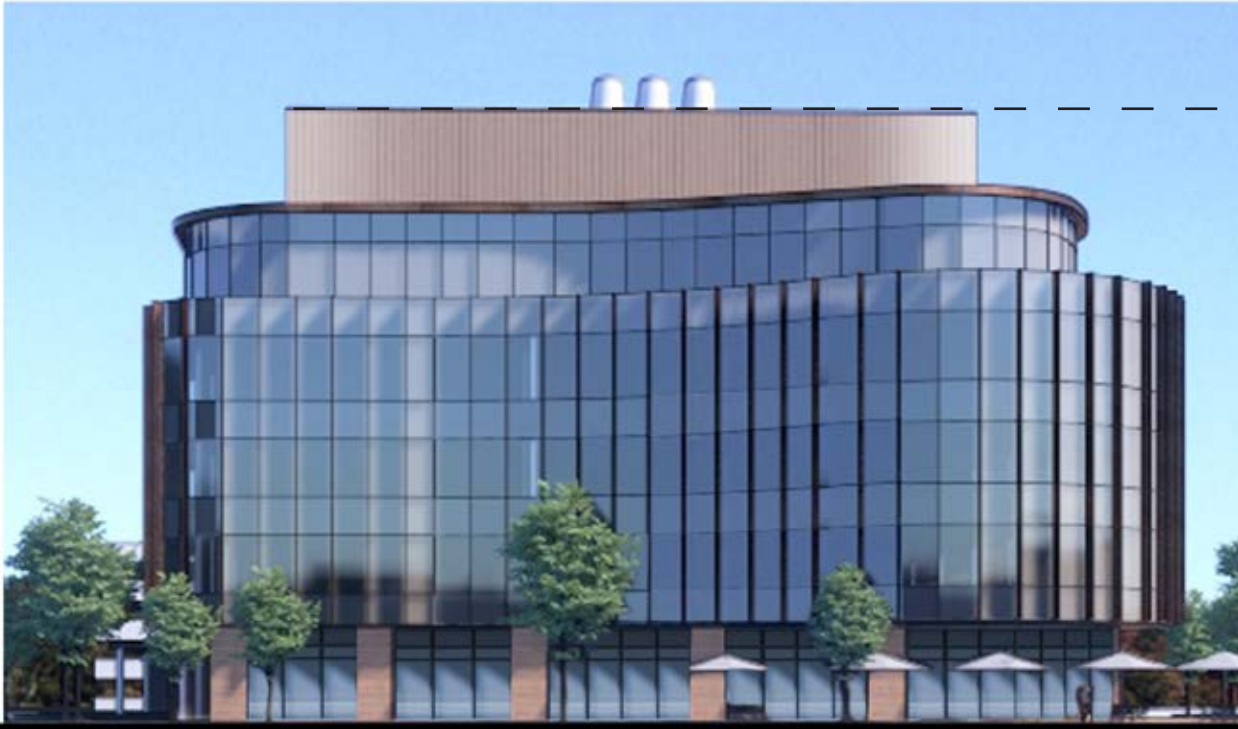
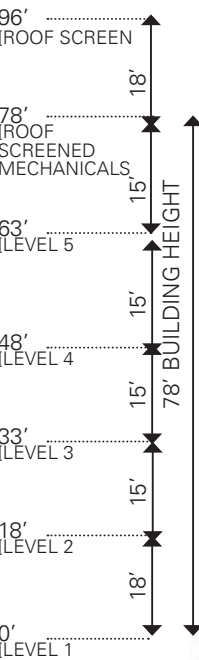


UPDATED MASSING | VIEW FROM BEDFORD STREET



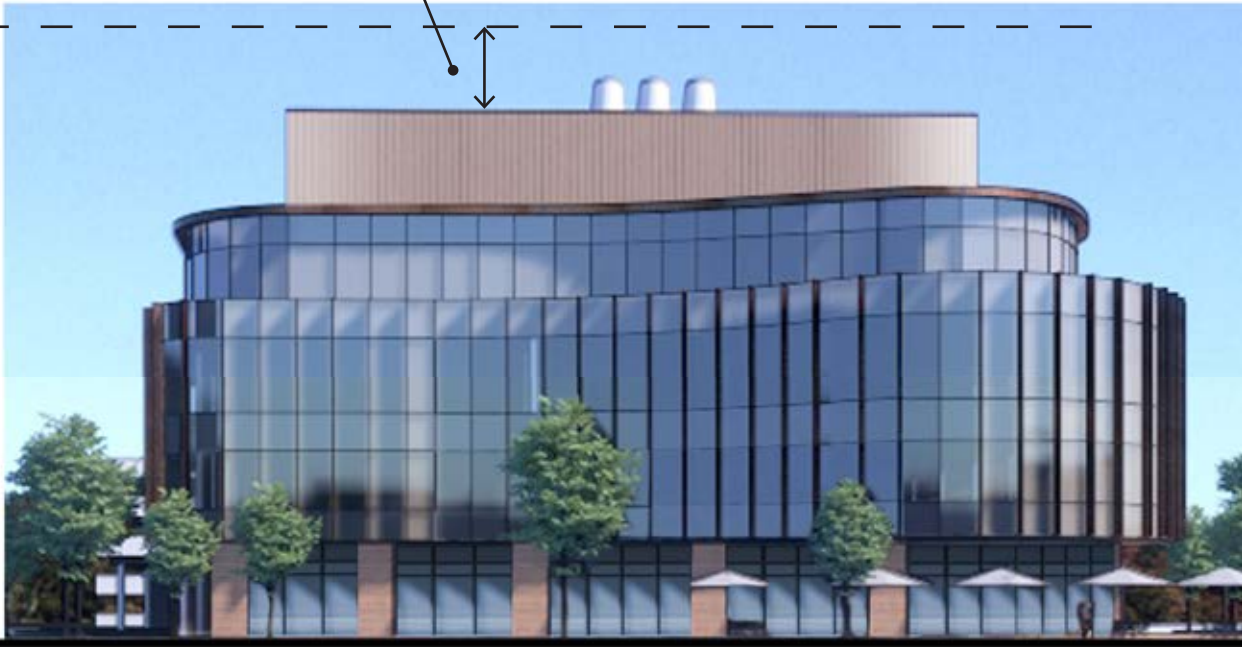
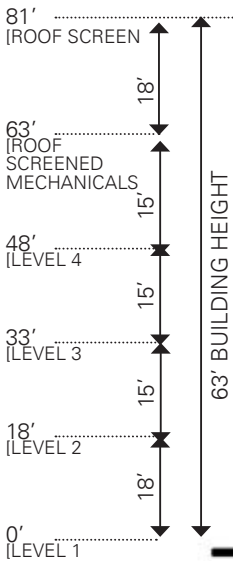


# ELEVATION COMPARISON | SOUTH ELEVATION



**SOUTH ELEVATION DATED 12/17/2021**

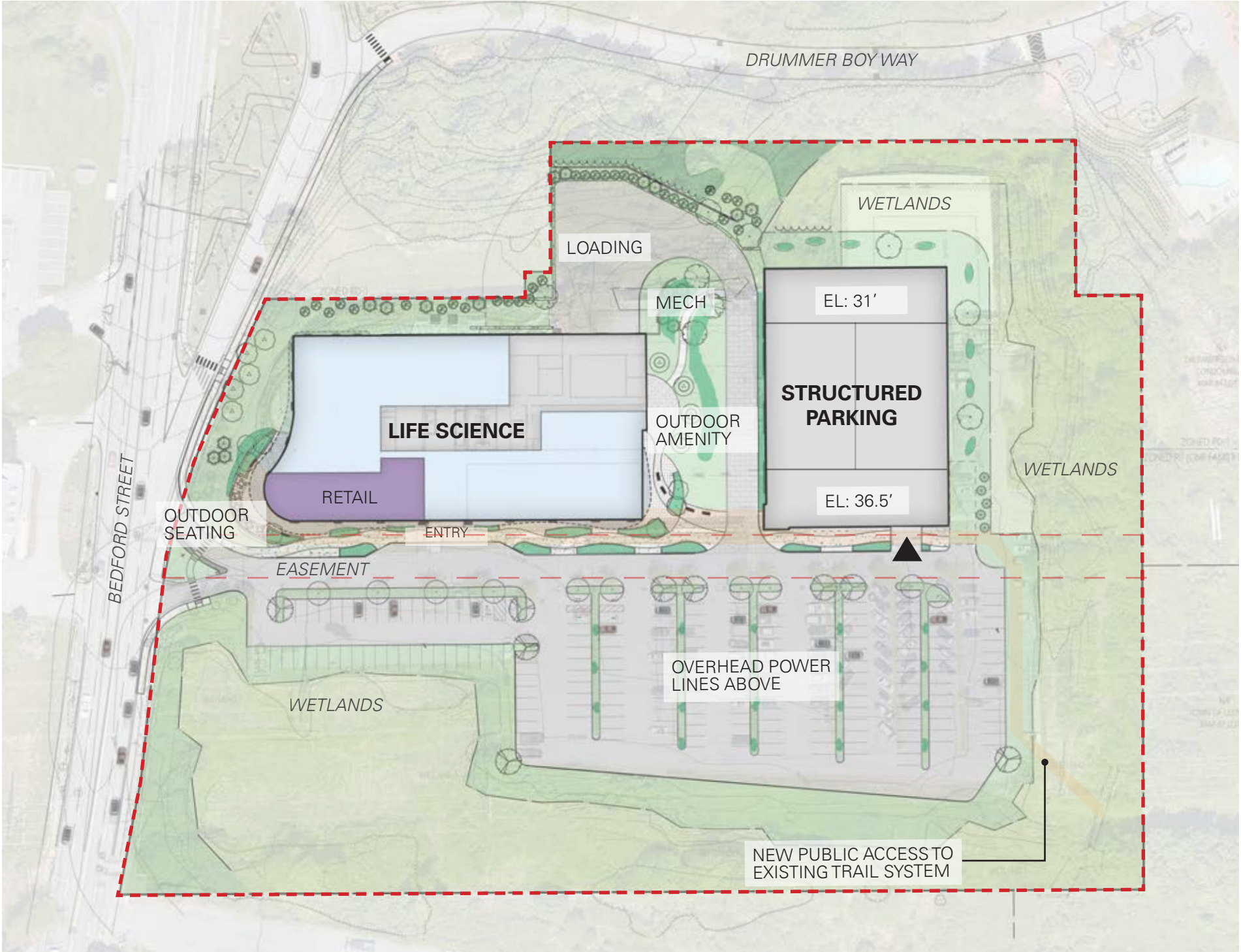
**15' REDUCTION IN BUILDING HEIGHT**



**PROPOSED SOUTH ELEVATION**



# DEVELOPMENT MODIFICATIONS



PROPOSED SITE METRICS	
SITE	392,070 SF
BUILDING GSF	(5 LEVELS) 225,000 SF (4 LEVELS) 180,000 SF
BUILDING HEIGHT	78'-0" * 63'-0" *
GARAGE HEIGHT	(4.5 STORIES) 44'0" (4 STORIES) 36'-6"
SURFACE PARKING	174 SPACES
STRUCTURED PARKING	(PREVIOUS: 343) 290 SPACES
TOTAL PARKING	(PREVIOUS: 517) 464 SPACES
PARKING RATIO	2.49 SPACES / 1000 GSF 2.6 SPACES /1000 GSF

\*BUILDING HEIGHT DOES NOT INCLUDE PROPOSED MECHANICAL PENTHOUSE.  
PROPOSED MECHANICAL PENTHOUSE IS 18 FT.

- REDUCED HEIGHT FROM 5 STORIES TO 4
- 15' TOTAL HEIGHT REDUCTION IN BUILDING
- 45,000 SF REDUCTION IN GFA
- RELOCATED GARAGE ENTRANCE AWAY FROM DRUMMER BOY
- REMOVED HALF A LEVEL OF PARKING TOTALING 53 SPACES





PRELIMINARY MASSING | VIEW FROM DRUMMER BOY





DRONE FOOTAGE | VIEW FROM 4TH LEVEL LOOKING WEST - 63'





**DRONE FOOTAGE |** VIEW FROM 4TH LEVEL LOOKING NORTH - 63'





DRONE FOOTAGE | VIEW FROM 4TH LEVEL LOOKING EAST - 63'





## FISCAL BENEFITS

- Increased annual net tax revenue in excess of **\$2.4 Million** (current tax \$207,000 per year)
- Approximately **\$1.9 Million** in permitting fees
- Monetary benefits via mitigation as outlined in the project Memorandum of Understanding ranging from **\$1.4 - \$1.8 Million**
- Total initial financial contributions (including taxes) would be approximately **\$6 Million**







**THANK YOU! Q +A**